

# High Street, Codford

Warminster, BA12 0NE

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AND  
TANNER



## £510,000 Freehold



A fantastic opportunity to purchase this former Stable block that was converted to a private dwelling in 2000 by the present owners. The residence is situated off the exclusive private access to the Wool House & Garden properties. A cobbled drive offers parking and access a car port and the stunning part walled grounds. There is potential to convert the current ground floor WC to a shower room en-suite and fuse with the current office to create another bedroom. ( Approx. cost £15,000). Viewing highly advised.



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## Warminster

### BA12 0NE

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### DESCRIPTION

We are delighted to bring to the market this stunning former Stable block that used to form part of the 'Wool House' estate. The change of use to a private dwelling was completed in 2000 by the present owners, and they purchased the property in 1997. As you turn of the private Wool House driveway, you are greeted by a lovely cobbled driveway offering parking and giving access to the carport. A stable door opens onto a galleried hallway with brick flooring and beams. The lounge has a feature fireplace, wood flooring.. Doors give access to the cloakroom, and the former garage that is currently used as a study however could still be converted back to a garage with ease. The current workshop / bedroom three / utility room, has a stable door to the front along with a stone fireplace tiled flooring and work bench. The kitchen / dining room is situated at the rear with windows and glazed doors to the lovely grounds. On the first floor is a large landing along with a mezzanine area. There are two further bedrooms along with access to an unconverted room that could be a possible dressing room.

Agents Note- The current Study / bedroom 3 has an opening over the galleried landing and if someone wanted to use as an exclusive bedroom, you would need to a stud wall erected to fully enclose close the room.

### OUTSIDE

At the front is a part shared cobbled driveway that gives access and provides parking for three cars and also access to the carport. At the rear, is a generous part brick walled and landscaped garden. The lovely grounds are stocked with a pleasing variety of shrubs, hedging, trees and patio areas. The main garden laid mainly to lawn and ideal for keen gardeners. You can also access the garden via an original iron gate at the back for the carport.

### CODFORD

The Wylde Valley village of Codford is extremely well provided and local amenities include Post Office and village supermarket, garage, village school, doctors surgery, social club and The Woolstore Theatre. Warminster lies approx 8 miles distant and offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

### TAX BAND

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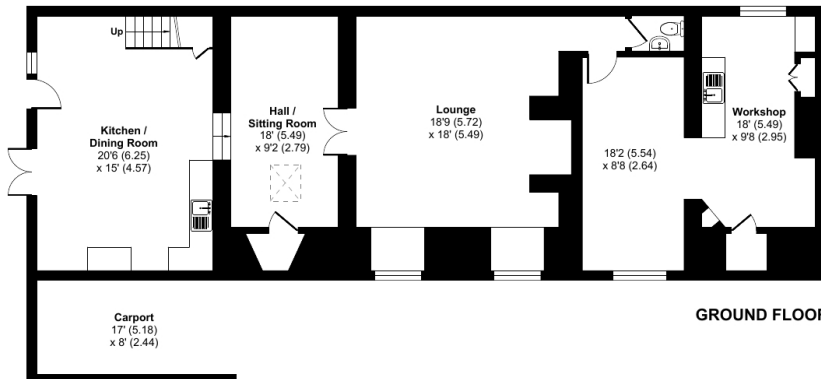
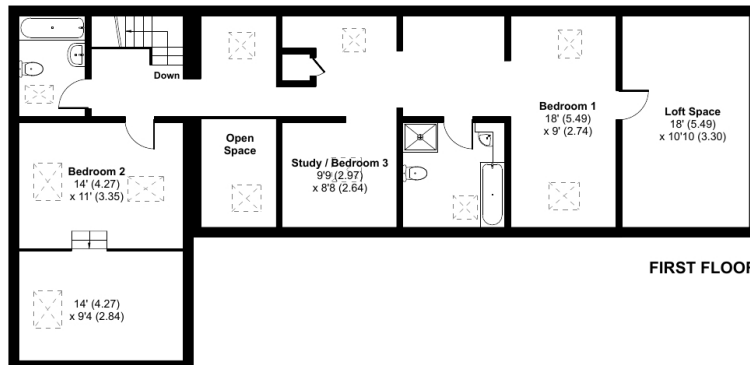




# High Street, Codford, Warminster, BA12

Approximate Area = 2713 sq ft / 252 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 984554

## WARMINSTER OFFICE

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